017.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,400 / 770,400
					USE VALUE:	770,400 / 770,400
					ASSESSED:	770,400 / 770,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
164		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O'MAHONEY PATRICK & JANET
Owner 2:	
Owner 3:	
Street 1:	164 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,219 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 2087 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6219.000	333,700		436,700	770,400
Total Card	0.143	333,700		436,700	770,400
Total Parcel	0.143	333,700		436,700	770,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.23 | /Parcel: 369.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 12140

GIS Ref

GIS Ref

Insp Date 04/28/18

!1462!

PREVIOUS ASSESSMENT

Parcel ID: 017.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	333,700	0	6,219.	436,700	770,400	770,400	Year End Roll	12/18/2019
2019	101	FV	280,800	0	6,219.	464,000	744,800	744,800	Year End Roll	1/3/2019
2018	101	FV	262,600	0	6,219.	338,500	601,100	601,100	Year End Roll	12/20/2017
2017	101	FV	262,600	0	6,219.	294,800	557,400	557,400	Year End Roll	1/3/2017
2016	101	FV	262,600	0	6,219.	251,100	513,700	513,700	Year End	1/4/2016
2015	101	FV	256,200	0	6,219.	245,700	501,900	501,900	Year End Roll	12/11/2014
2014	101	FV	256,200	0	6,219.	202,000	458,200	458,200	Year End Roll	12/16/2013
2013	101	FV	256,200	0	6,219.	192,200	448,400	448,400		12/13/2012

PRINT

Date	Time
12/10/20	17:03:07

LAST REV

Date	Time
06/25/19	10:43:29
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 1462

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16110-159		4/1/1985		150,000	No	No		Y

USER DEFINED

Prior Id # 1:	12140
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2019	378	Insulate	4,500	C				
11/10/2014	1528	Siding	10,250					Take off old sidin
6/23/2014	741	Wood Dec	17,900					
11/3/2011	1419	Re-Roof	5,600					
3/19/2009	151	Redo Kit	12,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	Inspected	PH	Patrick H
4/11/2018	MEAS&NOTICE	BS	Barbara S
7/1/2014	Info Fm Prmt	PC	PHIL C
2/13/2009	Meas/Inspect	163	PATRIOT
10/26/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	243	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6219		Sq. Ft.	Site		0	80.	0.88	1			Med. Tr	-10					436,731						436,700	

Total AC/HA: 0.14277 | Total SF/SM: 6219 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 436,731 | Spl Credit | Total: 436,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28597808
Const Adj.:	0.98990101
Adj $ / SQ:	159.124
Other Features:	84500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453332
Depreciation:	119680
Depreciated Total:	333652

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

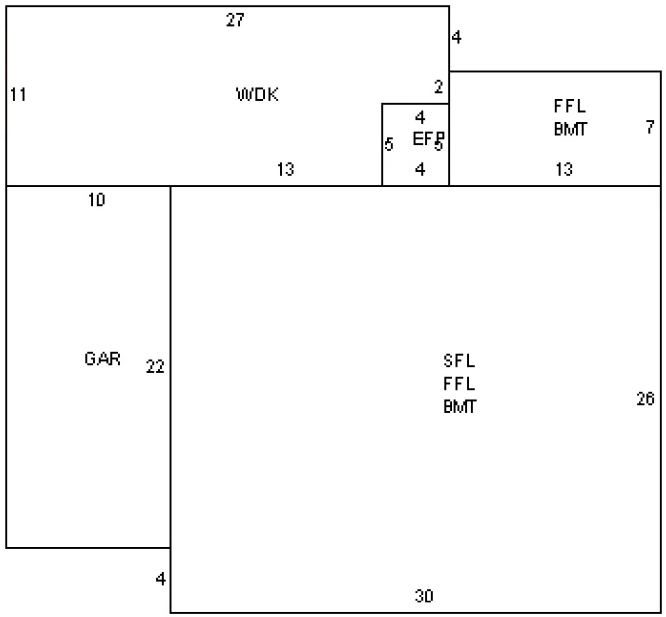
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	175.04
Special Features:	0	Val/Su Net:	109.81
Final Total:	333700	Val/Su SzAd	202.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	871	63.250	55,092
FFL	First Floor	871	159.120	138,597
SFL	Second Floor	780	159.120	124,117
WDK	Deck	277	9.510	2,635
GAR	Garage	220	26.100	5,741
EFP	Enclos Porch	20	71.870	1,437

Net Sketched Area:	3,039	Total:	327,619
Size Ad	1651	Gross Are	3039	FinArea	2087
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

017.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc